

04-11765 KCT K-32759

FORM No. 633-WARRANTY DEED (Individual or Corporate).

1-1-74

77796

WARRANTY DEED

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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204



KNOW ALL MEN BY THESE PRESENTS, That AMUCHASTEGUI BUILDING, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. CHEYNE and HELEN J. CHEYNE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 2, Nob Hill Replat, Tract No. 1145, a Resubdivision of Portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights: Conditions and Restrictions of Nob Hill Subdivisions Tract #1145, recorded April 18, 1978, in Deed Vol. M78 at page 7560, Records of Klamath County, Oregon; Assessment and charges of the City of Klamath Falls for monthly water and/or sewer services; Easements and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 98,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of December, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

AMUCHASTEGUI BUILDING, INC.

By Tim M. Amuchastegui President

By Cecilia M. Amuchastegui Secretary

STATE OF OREGON, County of Klamath) ss.
December 6th, 1979

Personally appeared Tim Amuchastegui and Cecilia M. Amuchastegui, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Amuchastegui Building, Inc.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Daniel Bert Hamilton
Notary Public for Oregon

My commission expires: 3/24/81

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of December, 1979, at 3:42 o'clock P.M., and recorded in book/reel/volume No. M79 on page 28244 or as document/fee/file/instrument/microfilm No. 77796, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne Deputy
Bernetha H. H. H. Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&C
540 MAIN
K.F.O.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE